Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025050498

Project Title: 400 Saratoga Pruneridge Apartments

Lead Agency: City of Santa Clara | Contact Person: Daniel Sobczak
Mailing Address: 1500 Warburton Avenue | Phone: 408-615-2485
City: Santa Clara, CA | Zip: 95050 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Santa Clara
Cross Streets: Pruneridge Avenue/ Saratoga Avenue | Zip Code: 95050
Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ′ 51.7 ″ N / 121 ° 57 ′ 52.9 ″ W Total Acres: 31
Assessor's Parcel No.: 294-45-055 | Section: 10 | Twp.: 7S | Range: 1W | Base: Mt Diablo Principa
Within 2 Miles: State Hwy #: 280, 880, 17 | Waterways: Calabazas Creek, Saratoga Creek, San Tomas Creek
Airports: San Jose Norman Mineta Airport | Railways: UPRR | Schools: Westwood Elementary, Wilson High School, Buchser Mid

Document Type:

CEQA: ☐ NOP ■ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ | ☐ Draft EIS | ☐ Other: _____
☐ Mit Neg Dec Other: _____ | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ■ Rezone ☐ Annexation
■ General Plan Amendment ☐ Master Plan ☐ Prezone ■ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ■ Site Plan ■ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

■ Residential: Units 316 Acres 3.66
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
■ Recreational: 1.77 acre park, 25.54 acre golf course
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ■ Flood Plain/Flooding ■ Schools/Universities ■ Water Quality
■ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ■ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ■ Sewer Capacity ☐ Wetland/Riparian
■ Biological Resources ■ Minerals ■ Soil Erosion/Compaction/Grading ■ Growth Inducement
☐ Coastal Zone ■ Noise ■ Solid Waste ■ Land Use
☐ Drainage/Absorption ■ Population/Housing Balance ■ Toxic/Hazardous ■ Cumulative Effects
☐ Economic/Jobs ■ Public Services/Facilities ■ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Parks/Open Space General Plan Designation / PD – Planned Development zoning district

Project Description: *(please use a separate page if necessary)*

The project site would be divided into three parcels and proposes residential development on the southwestern parcel (3.66 acres), a 1.77-acre public park, and the golf course on the remaining 25.54 acres. While the golf course would be reconfigured, no changes are proposed to the existing 6.4-acre portion of the golf course parcel that consists of the driving range, clubhouse, and surface parking lot.

The project would include the demolition of approximately 1,800 square feet of maintenance buildings (at the southern end of the site) and construction of a five-story apartment building with 316 units and seven story parking structure wrapped inside (Building 1), and a new one-story, 2,460 square foot maintenance building (Building 2) with an approximately 4,286 square foot outdoor storage and equipment yard. Building 2 would be located east of Building 1.

As proposed, the project would reconfigure the layout of approximately 19.1 acres of the existing golf course, which would include the relocation of holes from the redeveloped portion of the site and replacement of some existing landscaping with new landscaping. No changes are proposed for the existing driving range, clubhouse, and parking lot which total approximately 6.4. The existing General Plan Parks/Open Space land use designation and PD Zoning would be retained on this portion of the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	X Regional WQCB # 2
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
X Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 5, 2026 Ending Date July 2026

Lead Agency (Complete if applicable):

Consulting Firm: David J Powers & Associates
Address: 1871 The Alameda Suite 200
City/State/Zip: San José, CA 95126
Contact: Patrick Kallas
Phone: 408-454-3432

Applicant: Demmon Partners
Address: 601 University Ave. #110
City/State/Zip: Sacramento, CA 95825
Phone: (916) 385-8126

Signature of Lead Agency Representative: Daniel Sobczak Digitally signed by Daniel Sobczak Date: 2026.05.26 11:25:55 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.